



To Let

Two interconnecting warehouses available from 21,044 Sq Ft to 42,088 Sq Ft

- Excellent access to the M3 at Junction 5 (Dunboyne Interchange)
- Fully managed and secure business park environment with full CCTV
- One Loading Dock
- 4 No. Grade Level Access Doors.
- Clear internal height of 6m
- Units are fully sprinklered

Unit 13-14

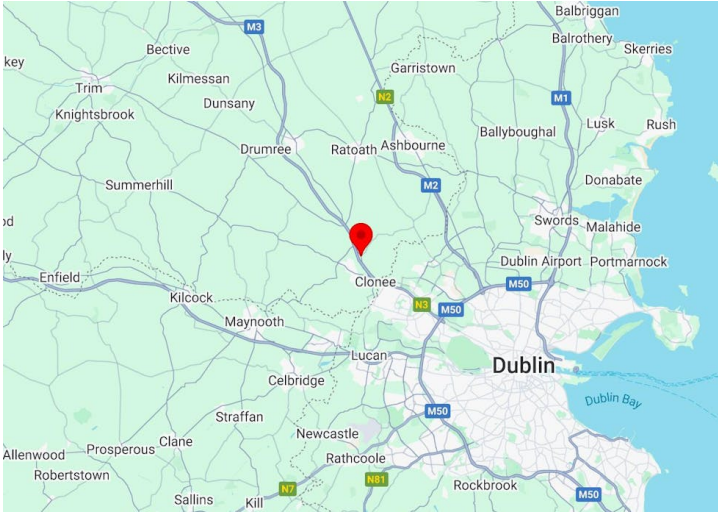
Bracetown Business Park, Clonee, Clonee

21,044 sq ft

1,955.05 sq m

Reference: #233148





Summary

| | |
|----------------|------------------------------------|
| Rent | Rent on application |
| Rates Payable | €0.80 per sq ft |
| Service Charge | €0.40 per sq ft Includes insurance |
| BER | B1 (800020745) |

Location

Bracetown Business Park is an established warehousing location in Clonee, Dublin 15 with excellent accessibility to the M3 Motorway at Junction 5 (Dunboyne Interchange). The M3 provides direct links to the M50 Motorway and in turn the national transportation network with Dublin Port and Dublin Airport being approx. 20 mins drive-time away.

Description

Steel portal frame construction, with concrete block walls to a height of approx. 2 m with metal deck cladding above
Power floated re-enforced concrete floors and insulated roof with 10% translucent lighting
Warehouse bays have a span of approximately 36.5m
High speed fibre optic broadband
3 phase power available
Units are fully sprinklered

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|--------------|--------|----------|--------------|
| Unit - 13-14 | 21,044 | 1,955.05 | Available |
| Total | 21,044 | 1,955.05 | |

Viewings

Strictly by prior appointment with joint agents JLL or HARVEY

Terms

New 5 year IRI lease

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